

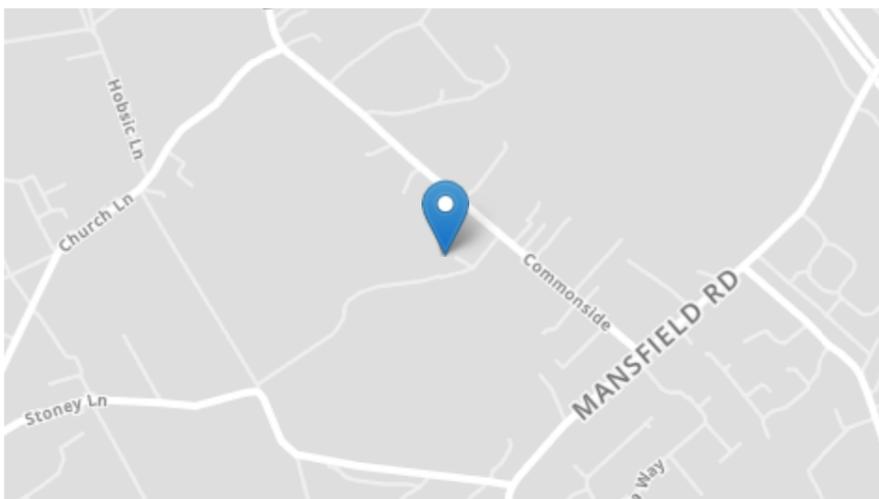
Commonside, Selston, NG16 6FN

Guide Price £450,000



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		77	85
England, Scotland & Wales		EU Directive 2002/91/EC	



want to view?
 Call us on 0115 938 5577
 Our lines are open 8am - 8pm
 7 Days a week
 or email
 mail@watsons-residential.co.uk
 Ref - 30012182

- Extended Link Detached House
- Three Good Size Bedrooms
- Immaculately Presented Throughout
- Two Reception Rooms
- Light & Airy Modern Dining Kitchen
- Study & Utility Area
- Ground Floor & First Floor Bathroom Suites
- Large Garden With Countryside Views
- Three Outbuildings
- Ample Off Road Parking

Our Seller says....

Important note to buyers: As the selling agents for the property described in this brochure we have taken all reasonable steps to ensure our property particulars are fair, accurate, reliable and reproduced in good faith however they do not form part of any offer or contract and do not constitute representations of fact. If you become aware that any information provided to you is inaccurate please contact our office as soon as possible so we can make the necessary amendments. All measurements are provided as a general guide and floor plans are for illustration purposes only. Appliances, equipment and services in the property have not been tested by us and we recommend all prospective buyers instruct their own service reports or surveys prior to exchanging contracts.



40 Main Street, Kimberley, NG16 2LY
 www.watsons-residential.co.uk

0115 938 5577
 8am-8pm - 7days



*** GUIDE PRICE £450,000 - £500,000 *** A STUNNING FOREVER HOME ON COMMONSIDE! *** This extended link-detached home is immaculately presented throughout and offers an abundance of versatile living space, making it the perfect forever home for growing families. Boasting three good size bedrooms, two reception rooms and a light and airy open plan dining kitchen, this beautifully maintained property effortlessly blends modern living with countryside charm. To the ground floor, you'll find a welcoming entrance hall leading to a cosy snug with feature fireplace and multifuel stove, a separate study ideal for home working, and an impressive open plan dining kitchen complete with island and integrated appliances. The space flows seamlessly into a bright dining lounge with bifold doors opening onto the rear garden, creating the perfect setting for entertaining. A utility room and stylish downstairs shower room add further practicality. Upstairs, the property continues to impress with three well-proportioned bedrooms and a modern three piece family bathroom. Outside, the home enjoys a substantial garden with open countryside views, offering a fantastic space for relaxing, entertaining or enjoying outdoor family life. The garden features a generous patio seating area, well-maintained lawn, established hedging for privacy, and three useful outbuildings providing excellent storage or potential workspace. To the front, ample off road parking is available via a shared country lane access. Situated in a desirable semi-rural location, this property benefits from beautiful surrounding countryside while still offering great road and transport links, making it ideal for commuters. This exceptional home truly must be viewed to be fully appreciated – call our sales team today to arrange your viewing! 0115 938 5577 (Option 1)

Ground Floor

Entrance Hall

Composite entrance door, uPVC double glazed window to the front, door to dining kitchen, stairs to first floor, and door to snug.

Snug

4.37m x 4.20m (14' 4" x 13' 9") UPVC double glazed window to the front, feature fireplace with multifuel stove and door to the study.

Study

4.05m x 1.63m (13' 3" x 5' 4") UPVC double glazed window to the side, radiator and door to snug.

Dining Kitchen

6.49m x 5.91m (21' 4" x 19' 5") A range of wall and base units with worksurfaces incorporating an 1.5 stainless steel sink unit. Integrated appliances including a range cooker with extractor over, space for double fridge freezer, plumbing for dishwasher, and island with further storage under. Karndean wood flooring, ceiling spotlights, Bifold doors to the dining lounge, door to the entrance hall, and inner lobby.

Dining Lounge

8.27m x 3.91m (27' 2" x 12' 10") UPVC double glazed windows to the sides and front, four Velux windows, Karnden flooring, radiator and Bifold doors to the rear garden.

Inner Lobby

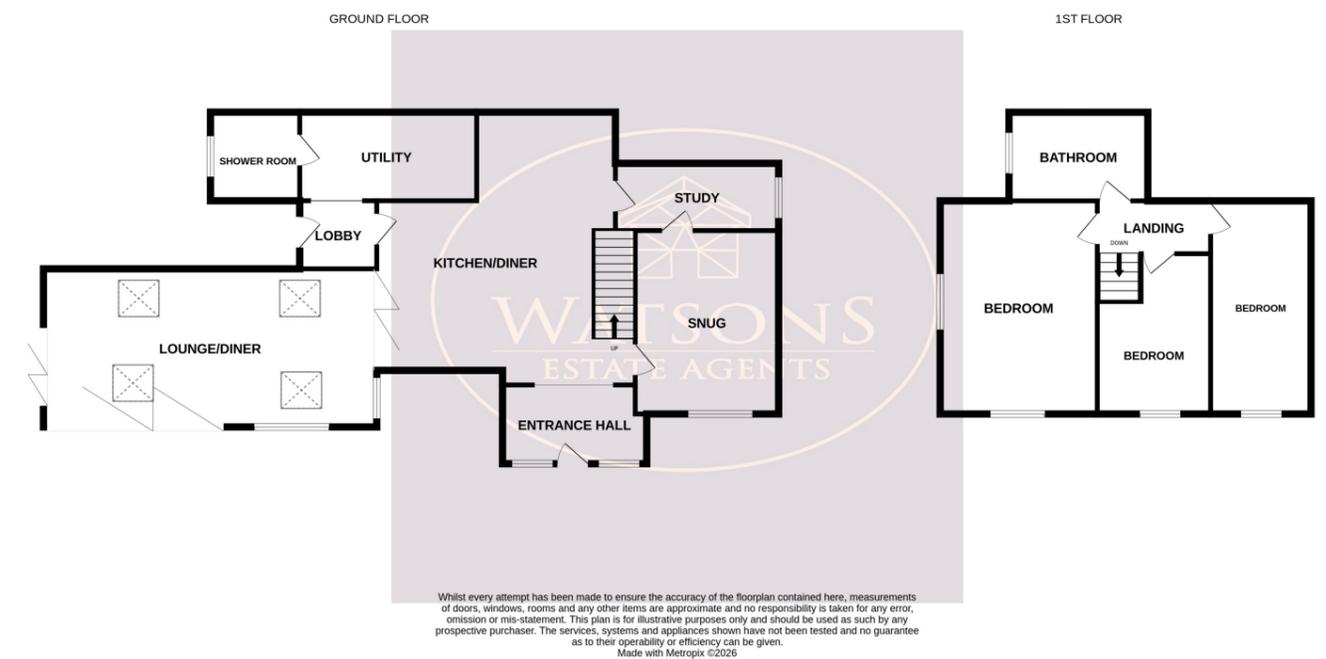
Composite door to garden, door to shower room, tiled flooring and partial glass roof.

Shower Room

1.66m x 1.56m (5' 5" x 5' 1") White three piece suite comprising wc, vanity sink and electric fed cubicle shower. Chrome heated towel rail, extractor fan, ceiling spotlights, obscured uPVC double glazed window to the front, and tiled flooring.

Utility

3.79m x 2.38m (12' 5" x 7' 10") Tiled flooring, plumbing for washing machine and dryer and space for fridge freezer.



First Floor

Landing

Doors to all bedrooms and bathroom.

Bedroom 1

4.26m x 4.12m (14' 0" x 13' 6") Two uPVC double glazed windows to the front and side, fitted wardrobe and radiator.

Bedroom 2

4.31m x 2.77m (14' 2" x 9' 1") UPVC double glazed window to the front and radiator.

Bedroom 3

3.32m x 2.83m (10' 11" x 9' 3") UPVC double glazed window to the front and radiator.

Bathroom

3.86m x 1.65m (12' 8" x 5' 5") White three piece suite comprising wc, vanity sink and panel bath with mains fed shower over. Obscured uPVC double glazed window to the side, chrome heated towel rail, tiled flooring, tiled wall, airing cupboard and ceiling spotlights.

Outside

The entrance to the property is off the main road down a country lane with shared access, to the front of the property are two large brick outbuildings with ample car parking space. The garden has expansive lawn space, with a range of plants and shrubbery, as well as a planting bed, and backs onto countryside views. There is a large raised patio seating area that also gives access to a further brick outbuilding to the rear of the property and back door. The garden is palisaded by well established hedges.

*** AGENT NOTE ***

AGENT NOTE: The seller has provided us with the following information; No gas at property, it is an Oil Fired heating system, it was last serviced in Feb 2025 and is greater than 12 years old. Public right of way regarding the drive and the path between the paddock and garden . The access lane is unregistered and covered by legacy documents claiming right of way for all traffic in perpetuity. The solar panels are owned.